

# Cheshire East Local Plan Site Allocations and Development Policies Document

## Examination Hearing Day 2 - Sessions 1, 2 and 3

Wednesday 13 October 2021 at 09.30 am, 11.30 am and 14.00 pm

### Agenda

Please Note:

- All participants are encouraged to familiarise themselves with the Hearing Position Statements (and any additional evidence) produced by the Council and other parties in respect of the matters and issues addressed at this session. These are available on the Examination website.
- References to Matters, Issues and Questions refer to those posed by the Inspector in his Matters, Issues and Questions (MIQs) for the Examination (already circulated and on the Examination website – INS/8, INS/10 & INS/11), unless otherwise stated. The areas for discussion relate to points the Inspector requires further information on.
- The Hearing sessions will break mid-morning at 11.00am and for lunch at 13.00pm.

#### **1. Inspectors' Introduction (5-10 minutes)**

#### **2. Matter 2: Planning for Growth**

##### ***Issue 2b: Safeguarded Land at Local Service Centres (Policy PG 12)***

*Areas for Discussion:*

- Justification for additional safeguarded land (SL) at LSCs (Question 15)
- Selection and distribution of SL sites at LSCs (Question 16):
  - Alderley Edge
  - Bollington
  - Chelford/Mobberley
  - Disley
  - Prestbury
- Cumulative impacts of future development of SL sites (Question 17)
- Have exceptional circumstances been demonstrated for altering the Green Belt and are proposed boundaries likely to be permanent? (Question 18)

#### **3. Matter 2: Planning for Growth**

##### ***Issue 2c: Development at Key Service Centres (Sites CNG 1, MID 2 & 3, and PYT 1, 3 & 4)***

*Areas for Discussion:*

- Justification for allocations at Congleton, Middlewich & Poynton (Question 19)

- Appropriateness of sites, taking into account the alternatives (Question 20)
- Mineral sterilisation issues for CNG 1, MID 3 and PYT 2 (Question 22)
- Site specific issues:
  - Poynton sites – replacement of lost sports facilities (Question 21)
  - Site MID 2 – canal towpath improvements and retention of hedgerows (Question 23)
  - Site MID 3 – cross-boundary proposals (Question 25)
  - Site CNG 1 – should employment uses be defined (Question 24)

#### **4. Close at 15.30pm (approx.)**

##### **Participants**

Cheshire East Council (CEC)

Emery Planning Partnership obo – Anthony Hill, Mr B Batley, Bloor Homes (NW) Ltd, Mr C Brennan, Elle R Leisure Ltd, G Jackson, Harwil Development Co. Ltd, JJJ Heathcote, N Kendrick, QDOS Developments Ltd, Simply Develop UK Ltd, Warford Park and William Beech Skip Hire (*Policy PG 12*)

Anwyl Homes c/o Barton Willmore (*Policy PG 12*)

Anwyl Land Ltd c/o Hourigan Connolly (*Site MID 2*)

Bollington Civic Society (Ken Edwards) (*Policy PG 12*)

Bollington Town Council (Michael Burdekin) (*Policy PG 12*)

Chelford Parish Council (Cllr David Wilson) (*Policy PG 12*)

Cognatum Developments Limited c/o Pearce Planning (*Policy PG 12*)

CPRE Cheshire (Jackie Copley) (*Policy PG 12*)

David Wilson Homes (North West) c/o Turley Associates (*Policy PG 12*)

Disley Parish Council (Cllr Jackie Pattison) (*Policy PG 12*)

Disley Sustainable Development Group C/o Broadgrove (*Policy PG 12*)

Elizabeth Anfield (*Policy PG 12*)

Gladman Developments Ltd (*Policy PG 12*)

H Cumberbirch & Son Building Contractors c/o Knights plc (*Policy PG 12*)

Jones Homes (North West) Ltd c/o Tetra Tech (*Sites CNG 1, MID 2 & 3, and PYT 1, 3 & 4*)

Judy Snowball (*Policy PG 12*)

Mineral Products Association (Nick Horsley) (*Sites CNG 1, MID 3 and PYT 2*)

Nicole Roberts Morris (*Policy PG 12*)

Norman Braithwaite (*Policy PG 12*)

Mr and Mrs Sims c/o Avison Young (*Policy PG 12*)

Peel Land and Property Ltd c/o Avison Young (*Policy PG 12*)

Peter J Yates and obo Prestbury Parish Council (*Policy PG 12*)

PH Properties c/o Asteer Planning (*Policy PG 12*)

Poynton Town Council (John Knight) (*Sites PYT 1, 3 & 4*)

SMA Developments Ltd c/o Pegasus Group (*Policy PG 12*)

Stephen Grime (*Policy PG 12*)

Story Homes c/o Lichfields (*Policy PG 12*)

Tatton Estate c/o Pegasus Group (*Policy PG 12*)

Tesni Properties Ltd c/o Richard Purser (*Policy PG 12*)

The Crown Estate C/o Barton Willmore LLP (*Policy PG 12*)

The Estate of Marques Kingsley (*Policy PG 12 and PYT 1, 3 & 4*)

The Prestbury Lane Residents Association (Andrew Palmer) (*Policy PG 12*)